

UTAC AGENDA

April 8, 2014

6:30 P.M.

Unity Community Center

1. Call to Order / Welcome / Introductions
2. Open Public Comments / Questions / Feedback
3. Confirm Approval of Minutes of Last Meeting / Confirm Process for Approval of Minutes
4. Committee Structure
 - Additional considerations:
 - Removal of members
 - Attendance / Participation Expectations
 - Number of members
5. Comprehensive Plan Update - Jean
6. Unity Economic Opportunity Discussion
 - Focus on Economic Strengths
 - UBR Thoughts/Questions
 - Open Brainstorm Session
7. Existing TIF
 - Clarification of Boundaries / Properties within the District
8. TIF Policy—process/timeline for review and update
9. Adjourn

Minutes

UTAC committee Tuesday April 8, 2014

6:30 pm at Community Center

Present: Robin Fowler, Andy Reed, Chris Rosignol, Noreen Norton, Caleb Roebuck, Morticia Goodel, Chad Dow, Tony Avila, Jim Perry, Clem Blakney, Penny Sampson, Jean Bourg

Numbers below refer to agenda items above.

1. New attendees were introduced including two Unity College students (Caleb and Morticia) and two business owners, Chad and Tony.
2. Minutes were approved. The committee agreed that minutes will be approved and published on the website when half of the committee members approve them by email. If that quorum is not reached, unapproved minutes will still be published on the town website on the following Sunday.
3. UTAC Structure

Number of members: the target is 9 to 12.

Anyone can recommend someone for membership on the committee.
Selectmen will appoint committee members at a regular selectmen meeting.

Removal of members as necessary will be by selectmen in one of these ways:

Passive: let term expire without reappointment.

By absence: 3 consecutive unexcused absences.

Removal: by selectmen after consulting with member.

5. The comprehensive plan committee is compiling goals and strategies for each of the eight Visions identified for the town. There will be another visioning session to get town input on those goals and strategies.

Documents referenced in the following discussions:

Properties Included in TIF District.1997.2000.2007:

<http://www.unityme.org/gov/minutes/PropertiesInTIFDistrict.pdf>

TIF Maps as of 2000 Amendments:

<http://www.unityme.org/gov/minutes/TIFMapsAsOf2000Amendment.pdf>

6. TIF boundaries.

The committee reviewed TIF properties and boundaries using maps and lists of map-lots provided by Noreen and tried to identify current owners and uses of the properties. Note: tax maps and commitment books are on line at <http://www.unityme.org/gov/taxmap/>

Clem: If it was amended in 2007, why can't we amend it again?

Noreen: Interpretation of the TIF statute and rules have changed since the Unity TIF was approved and some uses in the old TIF would likely not be acceptable now. If we submit an amendment, all items would be reviewed based on what is currently allowed.

Noreen: We need to check that original assessed value at time of TIF creation is what we are currently using.
Noreen will schedule a meeting with the Assessor and confirm the information

Why are roads part of the TIF district? The entire right-of-way is included. That allows lighting, sidewalks and signs, etc. within the right-of-way to be part of allowable improvements.

7. Unity Economic Opportunity

Beautification of town, benches, etc as attraction to town.

WCTC Trails (<http://www.waldotrails.org>) project events draw people; map shows business along trail.

Noreen give Clem an action item for the next meeting: a first-stage/draft/preliminary drawing/map showing proposed placement of Benches, signs, street lights, etc.

Noreen: TIF could fund a business portion of the town website; Gardiner's website does this.

See <http://www.growwithgardiner.net/>

Jim suggested two projects. The first is funding the printing of a trail map and website enhancements for the Waldo County Trail Coalition for their project of drawing out-of-town visitors to the Unity area. The trail runs by the Alpaca farm. The second, for the Unity Historical Society, is funding new historic marker signs and a new brochure highlighting the historic sights tour which has in the past drawn many visitors to Unity.

Penny: Not just trails and beautification, but businesses.

Noreen asked Clem to provide cost estimates for possible beautification investments.

Meeting adjourned at 8:35 p.m.